

Minutes

SCHOA Board of Directors Regular Meeting

September 17, 2020
Call to Order: 6:45 PM

Meeting Held via Zoom Online Video Meeting

Attendance:

Michael Morrey - President
Tim Ramsey – Vice President
Wolfgang Riss – Secretary
Joshua McCoy-Redmond – MAL (absent)

Management Company Representative: Lorne Martin
Homeowners: 26 homeowners in attendance

Crystal Dodson-Sabey has resigned from the Board of Directors. The Board thanks Crystal for all the work she has done for the community.

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Motion passed to approve the minutes of the August 20, 2020 board meeting as written.

Officers Reports:

- Vice President – No report
- Secretary – No report
- MAL – No report
- President –
 - Greenbelt damage mediation continues with certain homeowners in Grayhawk.
 - The 2021 draft budget is ready for review by the Board.
 - A request was made from a homeowner that Board meetings be recorded. The Board will consider this.

Management Report: Violation, Collection, Financial and other reports are emailed to board members prior to meetings to save paper costs and to give board a chance to preview.

- 1) **Collections:** Due to the current COVID-19 Pandemic and Governor’s Proclamation we are not able to charge interest, late fees. Violation Fines are now permitted as of August 2nd.
 - A) Delinquent Assessments;

Aug	27%	\$367,728 – 482 homeowners with balances.
Sept	20%	\$367,728 – 355 homeowners with balances.

 - a. The delinquent amount reflects any balance due for assessments, legal fees, violation fines, late fees, etc.
 - b. Payment arrangements have been made with several of these owners.
- 2) **Violations:**
 - A) Letters sent – Sept: 345
 - a. Towing/ Parking/Inoperable Vehicle - 120
 - b. Debris/Refuse - 25
 - c. Owners Maintenance - 165
 - d. Trailers / Rec. Vehicle/Boats - 14
 - e. Other - 21

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- 3) Financial: Statements are emailed to board members by the 10th of each month for review, and then the specified collection report is sent around the board meeting for more detail.
- 4) Maintenance:
 - A) Out for Bid:
 - a. Security camera installation at gates closest to the clubhouse, CH clubhouse side gate & HB Silver Creek Ave gate. – Waiting for last bid to install poles and dig trenches.
 - b. Paint over graffiti in the tunnel.
 - B) Current Bids:
 - a. Remove approximately 90-120 trees and stumps along the paved path between the storm ponds near the clubhouse. The roots are lifting the asphalt. – Wright’s Logging \$18,581
 - C) Work in Progress:
 - a. Install no parking signs at common area along alley in Brookfield.
 - b. Sidewalk ramp – painting yellow for better visibility to match county sidewalks.
 - c. Installing “No Trespassing / No ATV’s” signs on storm pond fences.
 - d. Repairing the surfaces of all the tennis and basketball courts and reconfigure one of the tennis courts into 2 pickle ball.
 - e. Completing the fence around the Premier storm pond and install gates at both ends.
 - D) Work Completed
 - a. Replace water heater from under cabinets in clubhouse with instant hot water heater in new exterior closet. Electrician is completing the electrical hookup.
 - b. Installing new gate operators on Premier gate and Grayhawk south gate. Also installing safety equipment on the gates per proposal from Guardian Gate Systems.
 - c. Installing signs on the basketball and tennis courts and ball field.
 - E) Work Orders
 - a. W/O #018 – Install no parking signs along fence on 91st Ave E outside Premier back gate and paint curb with no parking stencil. – SIGNS INSTALLED
 - b. W/O #21 – Recondition basketball backboards and refit with new nets.
 - c. W/O #22 – Repair cut chain link fencing and gates around basketball and tennis courts.
 - F) Storm Systems – Pond Cleanup now 2 times a year.
 - a. Engineering plans are completed for repairing wet pond liners. Need to obtain proposal for the work to be done. Obtaining bid from contractor to perform the work.
 - b. The Stormwater Credit Renewal Applications have been forwarded to the engineer for certification so they may be returned to the County before October 1st.

Committee Reports:

1. Budget Committee:

- No report.

2. ACC

- Michael Morrey reported recent requests for fences and driveway expansions. The ACC has 30 days to respond to a request but can perform a quicker turn-around time on decisions when a completed detailed package is submitted.

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3. Committee on Forest Maintenance:

- No report

4. Appeal Committee

- Three appeals were submitted for September. The Appeal Committee recommendations will be forwarded to the Board.

5. Security:

- No Report.

Regular Business: (items discussed, and decisions made on urgent items between meetings)

- None

Unfinished Business:

- Security Camera Policy
 - The Association's attorney is drafting a policy for the Board to review regarding security cameras.
- Vehicle Gates
 - Black reflective tape that would not be as visible during the day but would be reflective at night will be placed on the vehicle gate at Ashford to determine how well it works and may then be placed on all gates.

New Business:

- Bylaw Amendment
 - The Bylaws conflict with State RCW 64.38.035 regarding the calling of a Special Meeting. To correct this the Board approved an amendment to the Bylaws as permitted by Article IX of the Articles of Incorporation as follows:

5.3 Special Meeting, Special meetings of the members for any purpose may be called at any time by the President, Board of Directors or upon the written request of Owner(s) holding at least ~~five ten~~ percent (5%) (**10%**) of the Association's votes (note: as stated in the declaration, any member whose voting rights are suspended will not be counted toward the requirement).

Open Forum:

Questions/Concerns included:

- Several homeowners attended the meeting to discuss street parking within Silver Creek. Many reported receiving compliance letters for vehicles parking in front of or near their homes that were not associated with their household or guests. Some requests were made for leniency on the parking rules.
 - Robert Schultz shared the following regarding parking:
“Four documents control what we can and cannot do reference parking in the private streets. The first Code is RCW 46.61.570 This answer the first part of the road parking questions. Mostly what it covers is the parking on the planting strip and sidewalks and other restrictions like how far from a curb. The second document is Pierce County Code 10.24.055 which speaks to the road within a development. Access lanes are 20 ft. and roads need 28 ft. for one side parking. The third is the Uniform Fire Code which requires a fire lane access of 23 ft. The last document are the CC&Rs which are recorded document we all signed and agreed to follow. It does not allow for parking on

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the streets at any time. It specifically states that guest parking will be on the driveway only.”

- There were questions regarding the ACC approval process and guidelines. A request was made for email responses for approvals and denials to help to expedite and prevent any delays due to the US Mail delivery or returned mail.
- A request was made to announce or post to the website any potential new policies or changes to existing policies and allow for input from the membership prior to adoption by the Board.

Motion to adjourn to Executive Session: 9:08 PM

Recall regular meeting to order (out of Executive Session): 9:45 PM synopses of decisions made:

- **Legal and collection matters discussed.**
 - The Board approved the attorney’s recommendations regarding collection actions.
- **No other decisions made**

Meeting Adjourned. 9:50 PM